

IN RE: PETITION FOR ZONING VARIANCE
S/S Westminster Pike, 67' W
of Mitchell's Drive
(605 Westminster Pike)
4th Election District
3rd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-438-A

Reisterstown Bible Church, Inc.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owner of the subject property, Reisterstown Bible Church, Inc., by and through Donald Holman, Pastor, in which the Petitioner requests relief from Section 413.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding, double-faced, internally illuminated 94 sq.ft. sign (including 22 sq.ft. of support columns) in lieu of the maximum permitted 32 sq.ft., as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Donald Holman, Pastor, and David J. Webber, Trustee. There were no Protestants.

Testimony indicated that the subject property, known as 605 Westminster Pike, consists of 9.33 acres, more or less, zoned R.C. 4 and is the site of the Reisterstown Bible Church. Said property was the subject of previous Case No. 89-552-X in which a special exception for the subject church was granted on July 31, 1989 by then Zoning Commissioner J. Robert Haines. Construction of the church was completed in October, 1991. The Petitioner is now desirous of erecting a sign identifying the location of the church, the hours of worship, and the day care services offered by the church as depicted on Petitioner's Exhibit 1. Testimony indicated that the speed limit along Westminster Pike is 50 mph. The Petitioner

performed a traffic study to determine the appropriate size for the lettering of the proposed sign in order to be legible by motorists passing by at that rate of speed. The Petitioner also determined that a two-sided sign was necessary in that traffic proceeds along Westminster Pike in both directions. Based on these studies, the Petitioner decided that the sign depicted on Petitioner's Exhibit 1 is the size and design which best suits their needs.

Various comments were submitted by Baltimore County agencies. The Bureau of Traffic Engineering requested that the existing 20-foot wide driveway should be widened to 24 feet to satisfy traffic needs for the subject site. Testimony indicated that while the site plan shows a driveway width of 20 feet, the actual width of the paved driveway is 22.7 feet at its narrowest point. The Petitioner conducted a traffic study on this driveway which proved that while one vehicle is parked on the edge of the driveway, two other vehicles are able to adequately pass by one another. I therefore find that the existing driveway satisfies the traffic needs for the subject site and that the Petitioner will not need to widen the driveway any further.

Another comment submitted by the Developer's Engineering Division indicated that the subject site does not comply with the previously approved landscape plan. Pastor Holman and Mr. Webber assured me that the property is in full compliance with the landscape plan and that they had communicated with Avery Harden, Landscape Planner for Baltimore County, and satisfied any and all concerns he may have had with the site. At the time of the hearing, it was determined that the property in question has satisfied the requirements of the landscape plan.

- 2 -

The comments submitted by the Office of Planning recommend denial of the Petitioner's request. This denial is based on the fact that the Planning Office considers the area in which the subject property is located to be rural in nature and that a sign of the dimension proposed is not in keeping with other signs in the area. However, the Petitioner informed me that there are many signs along Westminster Pike that are larger than the one proposed on the subject property. In particular, reference was made to the Duron Paint sign located in close proximity to the proposed site for the subject sign. Testimony indicated that the Duron sign is also illuminated. Further, the Petitioner informed me that the proposed location for the sign is immediately adjacent to the Tom Mitchell's Golf and Driving Range. Testimony indicated that that particular property stays illuminated well into the evening hours and is highly commercial, particularly in the warmer months of the year. I find that the proposed sign would not have any adverse effects upon the surrounding community over and above that which currently exists at the Tom Mitchell's Golf and Driving Range. Therefore, I have no reservation in granting the Petitioner's request for the proposed sign and its illumination. It should also be noted that the nearby community, known as Knob Hill, had no objections to the size or illumination of the proposed sign.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 1992 that the Petition for Zoning Variance requesting relief from Section 413.1.b of the Baltimore County

- 4 -

Zoning Regulations (B.C.Z.R.) to permit a freestanding, double-faced, internally illuminated 94 sq.ft. sign (including 22 sq.ft. support columns) in lieu of the maximum permitted 32 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Submitted into evidence as Petitioner's Exhibit 2 is a design plan of the proposed sign. The large white area of the sign, which consists of a message given evening. The top portion of the sign advertising the Reisterstown Bible Church shall be permitted to be illuminated 24-hours a day. The amount of lumens, or wattage, used to light this particular sign shall be at the discretion of the Petitioner. However, the Petitioner has been made aware and agrees to reduce the amount of illumination or light from the sign if requested to do so by a representative of the Zoning Administration and Development Management Office as a result of a complaint.
- 3) The Petitioner shall at all times maintain the subject sign in a neat and orderly fashion. Such maintenance shall include, but not be limited to painting, repairing any broken glass, or replacing missing letters, as needed, so that at no time shall the subject sign become an eyesore.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 1, 1992

Pastor Donald Holman
Reisterstown Bible Church, Inc.
605 Westminster Pike
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
S/S Westminster Pike, 67' W of Mitchell's Drive
(605 Westminster Pike)
4th Election District - 3rd Councilmanic District
Reisterstown Bible Church, Inc. - Petitioner
Case No. 92-438-A

Dear Pastor Holman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. David J. Webber
430 Highmeadow Road, Reisterstown, Md. 21136

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 605 Westminster Pike, Reisterstown, MD 21136, which is presently zoned RC4 w/ Exception

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1b - Signs. To permit a freestanding sign of 72 square feet (plus 22 square feet of supporting column) in lieu of the maximum stated 30 square feet for church, school or college property (B.C.Z.R., 1955).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Request a variance to install a double-sided, internally illuminated sign with a total sign area of 72 square feet. Memorandum Attached.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner:

Type or Print Name

Signature

Address

City State Zipcode

Attest for Petitioner:

Type or Print Name

Signature

Address

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner: Reisterstown Bible Church, Inc.

Donald Holman, Pastor

Signature

Type or Print Name

Signature

Address

City State Zipcode

Signature

Address

City State Zipcode

Signature

Address

City State Zipcode

Signature

Address

City State Zipcode

Signature

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City State Zipcode

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City State Zipcode

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Address

City State Zipcode

Signature

MEMORANDUM 8 May 1992

SUBJECT: Petition for Variance to the Zoning Commissioner of Baltimore County, Permit for New Reisterstown Bible Church Sign

Request: Variance from Section 413.1b - Signs (B.C.Z.R., 1955) to install a double-sided free-standing illuminated sign to replace the old 2'x8' sign now at the church. The proposed new sign has a total sign area of 72 square feet (32 square feet per side) plus a supporting column area of 22 square feet (11 square feet per side) as shown in the attached sketch plan. A single-sided sign is not feasible because viewers would have to read the sign from a 45 to 90 degree angle when passing the property. The two-sided sign would be much safer as each panel could be read within the normal "cone of vision" without the driver having to move his/her head to the side.

Background:

1. The Baltimore County sign ordinance limits the size of signs for churches, schools and colleges to a total of 30 square feet. If the sign is double-sided, the total of both sides may not exceed 30 square feet. Therefore, only a sign measuring 3'x5' or 2'x8' (or some other combination totalling 15 square feet per side) can be used, unless a special variance is granted.
2. The purpose of the new sign is to present a twin message to the community. First, the property (with 700 feet of frontage) is the site of Reisterstown Bible Church. Secondly, the Right Start Day Care Center is located there.
3. The speed of traffic along Westminster Pike (MD Route #140) is between 50-55 mph. This dictates that a minimum of 6-inch tall letters is required to be legible. It is the utmost importance to provide a sign that can be safely read while passing the church in both directions (i.e., east and west) along Westminster Pike. A single-sided sign is not feasible for this location because of the need to have the drivers read the sign at a 90 degree angle from the travel lane. A two-sided sign would be much safer as each panel could be read within the normal "cone of vision" without the driver having to move his/her head.
4. Several designs have been tested for readability and cleanliness in design. A sign consisting of 2 panels (a top panel measuring 2'x6' and a bottom panel measuring 3'x8') joined by a two-foot wide supporting column is proposed. The wide column is integral in providing strength and a clean appearance. The design is presented on the attached sheet along with a specifications sheet from the manufacturer. The bottom edge of the sign will begin at a 5-foot height and the total height is 10'-6". The sign base will be landscaped and tied into the entrance plantings.



CABINETS:

All aluminum construction guarantees that your new sign will never show signs of rust or corrosion. Reinforced corners assure you of cabinets that will never warp or twist.

Signs Plus uses standard length high output energy efficient fluorescent lamps for attractive, even illumination and low cost replacement.

The cabinets are painted with premier quality paints for a beautiful, long lasting finish.

MESSAGE CENTER:

For those who prefer a changeable copy message center, Signs Plus includes a minimum of 520 space saving letters. And you have choices: Choose either Helvetica Condensed or Craw Clarendon Condensed letter styles, whichever you prefer.

Choose between a commercial or non-commercial letter selection. Our commercial fonts include the extra dollar signs, cent signs, and miscellaneous numerals a business needs.

If you don't need them, choose a non-commercial assortment. We include more "E"s and "T"s - the more commonly used letters. You can never have too many of them.

All letters are silk screened on the front of clear plastic blanks to reduce scratching when placed against the sign surface.

FACES:

Signs Plus uses only polycarbonate plastic faces for all of our internally illuminated signage. Polycarbonate is used for professional football helmets, bulletproof "glass" - indeed, almost everywhere a virtually unbreakable surface is required.

Sign faces are painted on the inside to protect the design from scratching or weathering.

Unless otherwise requested, all Signs Plus signs are double sided.

COLORS:

Signs Plus will provide a color chart illustrating the more popular selections for sign use. Upon request we will match your color sample, within acceptable industry standards, however a precise color match cannot be guaranteed.

INSTALLATION:

Ease of installation is a hallmark of the Signs Plus design. Base plates welded to the bottom of each sign leg allow quick, simple installation and leveling; anchor bolts are included. If your sign must be moved, simply unbolt the sign from its foundation and relocate to a new location. You will never have to dig up a sign with legs buried in cement.

DELIVERY:

Please allow 3-5 weeks for delivery. All Signs Plus signs are custom manufactured to exacting specifications. Call us for precise delivery information.

U.L. APPROVAL:

All Signs Plus internally illuminated signs are U.L. approved for outdoor use even in the most extreme weather conditions.

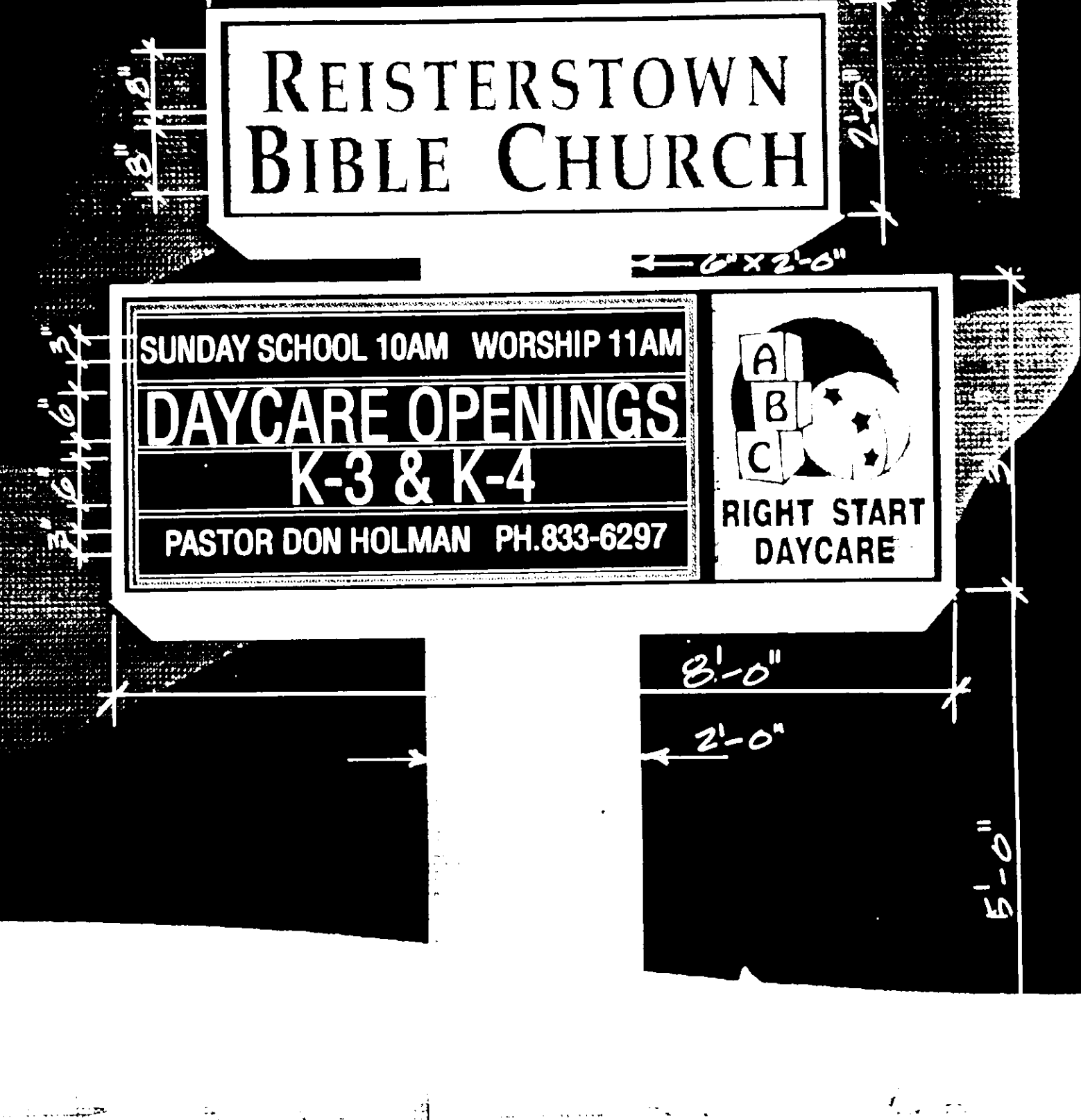
NOTE:

Sign colors in this brochure are for representation purposes only. Please refer to the Signs Plus color chart for actual sign colors.

SIGNS PLUS

SIGNS PLUS
800-848-4262

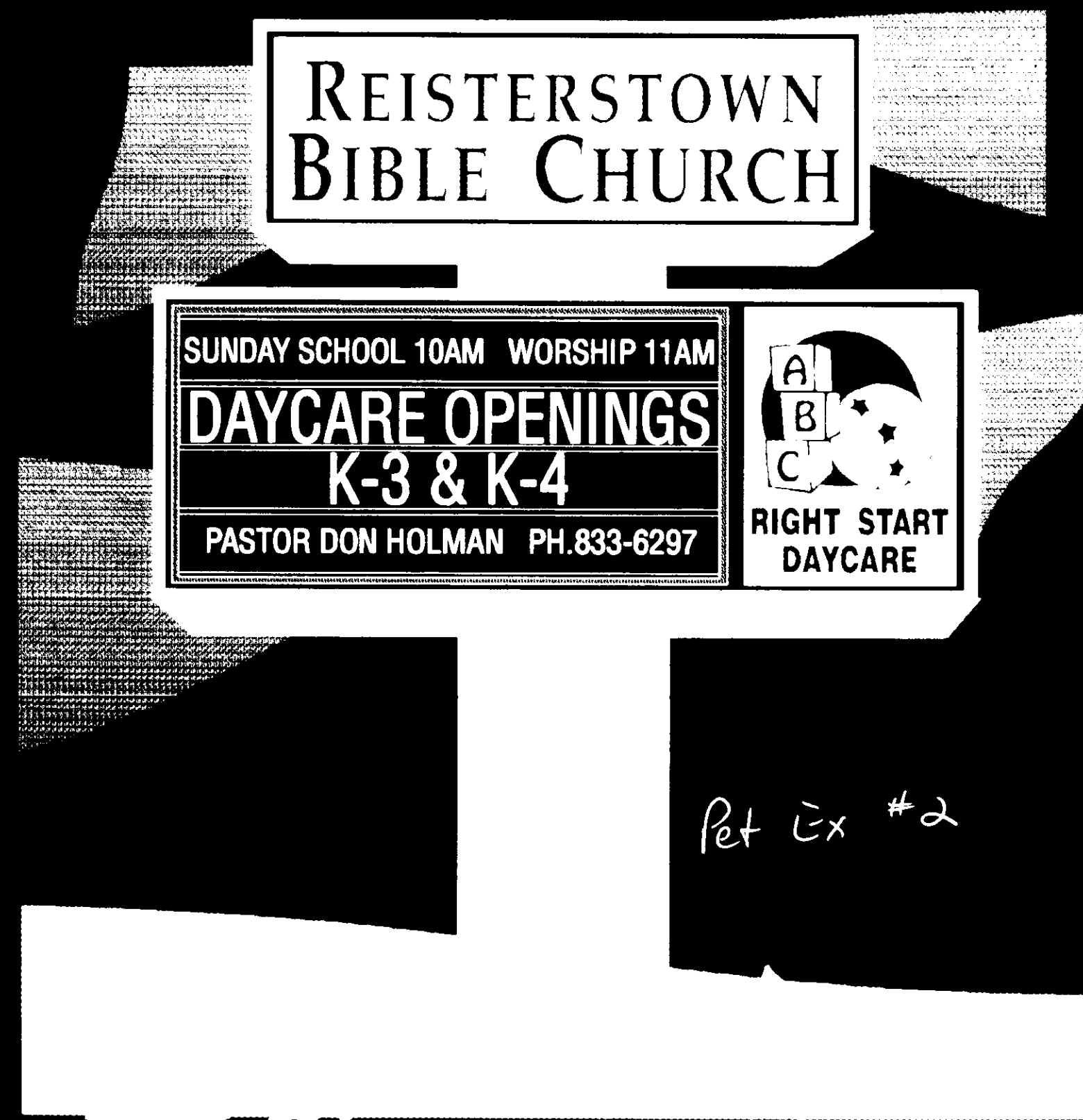
MODEL D36



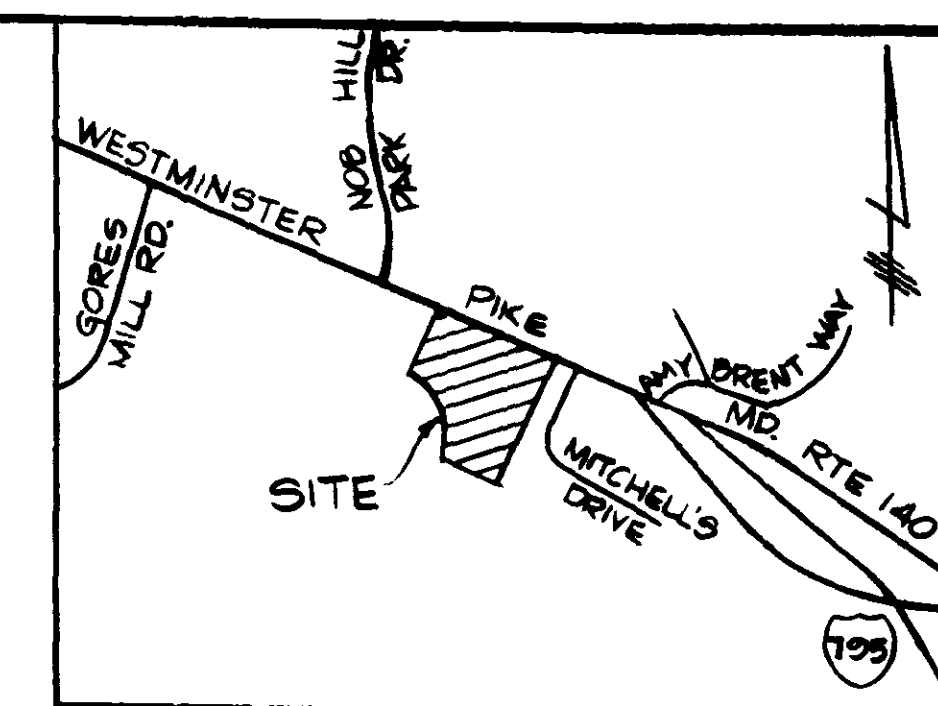
TEAL GREEN

SIGNS PLUS
800-848-4262

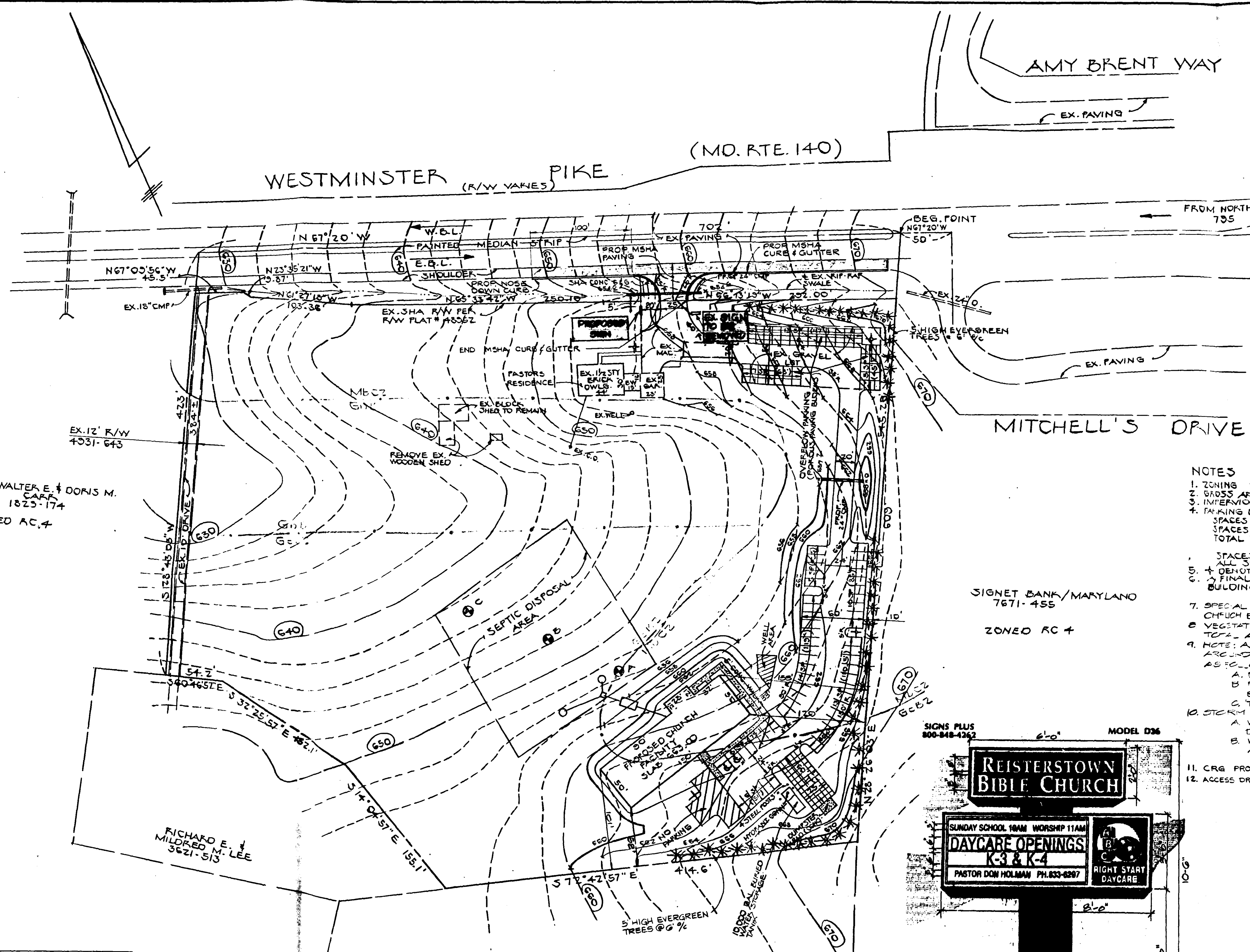
MODEL D36



TEAL GREEN



VICINITY MAP
SCALE: 1" = 1000'



NOTES

1. ZONING RC-4
2. GROSS AREA: 5.33 AC.
3. INTERMEDIATE AREA: 33,730 SF = 0.8% OF SITE AREA
4. PARKING DATA
SPACES REQUIRED FOR CHURCH: 300 SEATS @ 1/2 SP PER SEAT = 150
SPACES REQUIRED FOR PASTOR'S RESIDENCE: 2
TOTAL REQUIRED: 152 SPACES
SPACES PROVIDED: 81 SPACES PLUS 2 GARAGE SPACES = 83 SPACES
ALL SPACES ARE 8' 1/2" X 18' MIN.
5. * DENOTES PROPOSED LIGHTING (10' HIGH MAX.)
6. * FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. SPECIAL EXCEPTION NO. 89-552-X, DATED JULY 31, 1989 GRANTED FOR CHURCH BY ZONING COMMISSIONER
8. VEGETATIVE AREAS TO BE REMOVED SHALL NOT EXCEED 10% OF TOTAL AREA OF SITE.
9. NOTE: ALL PARKING AREAS, ISLES, DRIVEWAYS AND TURN AROUNDS SHALL BE PERMANENTLY SHIMMED. PAVING SHALL BE AS FOLLOWS:
A. DRIVEWAYS - BITUMINOUS CONCRETE
B. PARKING AREAS - BITUMINOUS CONCRETE AND PAVING
C. TURNS AND ISLES - BITUMINOUS CONCRETE
10. STORM WATER MANAGEMENT:
A. WAIVER OF QUANTITY CONTROL GRANTED BY LETTER DATED DECEMBER 12, 1988.
B. WATER QUALITY CONTROL APPROVED BY LETTER DATED APRIL 19, 1989.
11. CRG PROCESS WAIVER NO. 84-85, DATED APRIL 17, 1986.
12. ACCESS DRIVE DRAINS BY SHEET FLOW, NO CURBING ON DRIVE.



ELEVATION
PROPOSED SIGN
SCALE: 1/2" = 1'0"

SIGN NOTES

1. SIGN TO BE ILLUMINATED, FREESTANDING, DOUBLE FACED
2. 50 SQ. FT. EACH SIDE: 100 SQ. FT. TOTAL SQ. FT. BOTH SIDES: 200 SQ. FT.
3. SIGN TO BE PLACED AS SHOWN ABOVE IN PLAN
4. EXISTING 2' HIGH X 8' LONG WOOD SINGLE FACE SIGN TO BE REMOVED AS SHOWN ABOVE IN PLAN.

RICHARD E. & MILDRED M. LEE
4331-645
ZONED RC-4

ACCESS ROAD PAVING DETAIL
NOT TO SCALE

HICKS ENGINEERING CO., INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
434-0001



92-438-A
471

Petitioner's Ex #1
PLAT TO ACCOMPANY
APPLICATION FOR ZONING VARIANCE
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
MAY 1, 1992
REVISED DEC. 5, 1988, REV. SEPT. 22, 1989, REV. OCT. 2, 1989
OWNER:
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
REISTERSTOWN, MD. 21136
833-6297

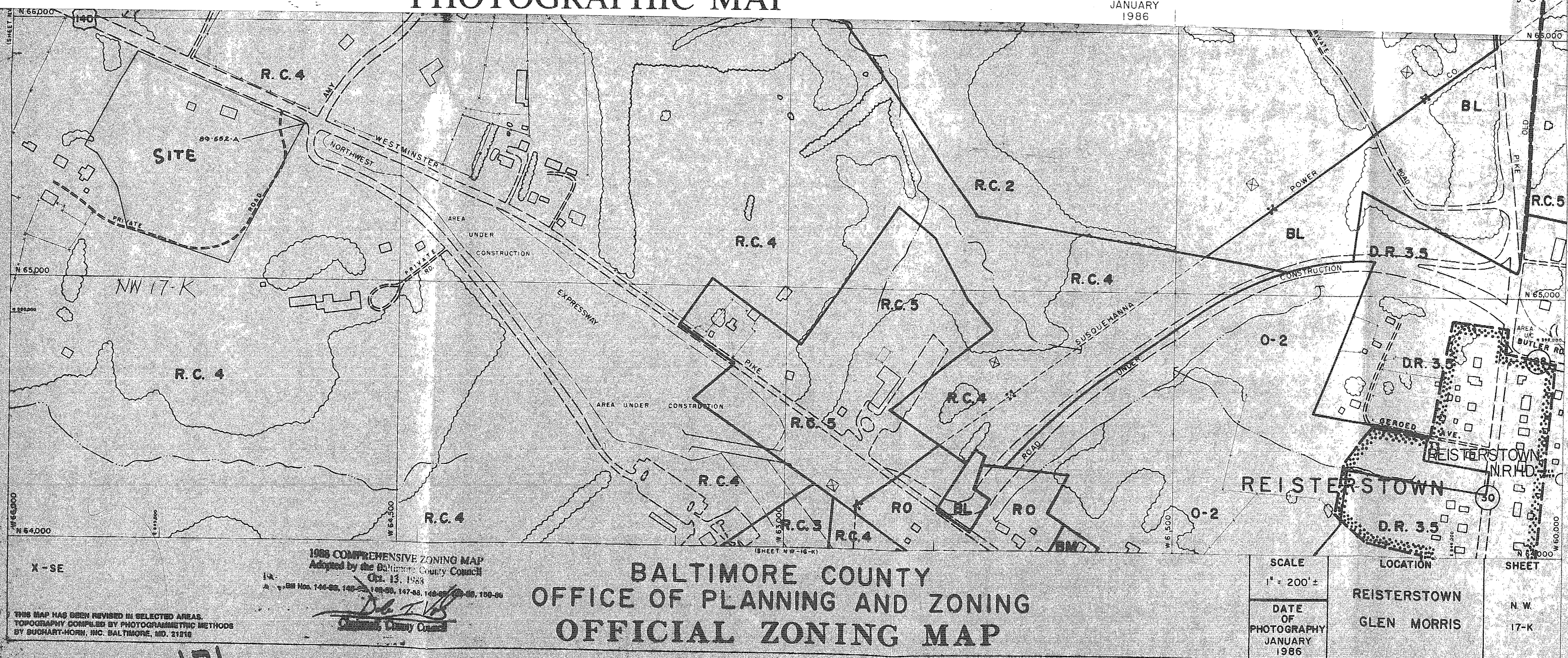
92-438-A

471

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION REISTERSTOWN GLEN MORRIS	SHEET N.W. 17-K
DATE OF PHOTOGRAPHY JANUARY 1986		



SCALE 1" = 200' ±	LOCATION REISTERSTOWN GLEN MORRIS	SHEET N.W. 17-K
DATE OF PHOTOGRAPHY JANUARY 1986		

92-438-A

471
DESCRIPTION TO ACCOMPANY APPLICATION
FOR ZONING VARIANCE
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4
MAY 1, 1992

Beginning for the same at a point in the center of Westminister Pike (Md. Rte 140), said point being distant North 67 degrees 20 minutes West 50 feet from the intersection formed by the centerline of said Westminister Pike with the centerline of Mitchell's Drive, thence along the centerline of said Westminister Pike North 67 degrees 20 minutes West 702 feet, thence South 28 degrees 43 minutes 03 seconds West 423 feet, thence South 60 degrees 46 minutes 57 seconds East 54.2 feet, thence South 32 degrees 25 minutes 57 seconds East 152.1 feet, thence South 14 degrees 04 minutes 57 seconds East 155.1 feet, thence South 72 degrees 42 minutes 57 seconds East 414.6 feet, thence North 28 degrees 26 minutes 03 seconds East 609 feet to the place of beginning.

Containing 9.33 Acres of land, more or less, and being located in the Fourth Election District of Baltimore County, Maryland.

5-1-92

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-438-A
District: 4th Date of Posting: May 28, 1992
Posted for: Reisterstown Bible Church, Inc.
Petitioner: Reisterstown Bible Church, Inc.
Location of property: Westminister Pike, 67° W of Mitchell's Drive
805 Westminister Pike
Location of Sign: S.W. side of Westminister Pike on front
of proposed sign location
Remarks: [Signature]
Posted by: [Signature] Date of return: May 28, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,

S. Zake Orlean
Publisher

NOTICE TO THE PUBLIC
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-438-A
Petitioner: Reisterstown Bible Church, Inc.
Location: Westminister Pike, 67° W of Mitchell's Drive
805 Westminister Pike
Election District: 4th
Hearing: Tuesday, June 23, 1992 at 9:00 a.m.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
123
DATE: 5/12/92 ACCOUNT: R-001-6150
AMOUNT: \$ 250.00
RECEIVED FROM: DAVE WEBBER
FOR: Commercial Variance Filing
04A0+R0064N1CHRC \$250.00
VALIDATION ON SIGNATURE OF CASHIER
PINK - AGENCY YELLOW - CUSTOMER

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 5/13/92 Account: R-001-6150 Number
PAID PER HAND-WRITTEN RECEIPT DATED 5/12/92
PUBLIC HEARING FEES QTY PRICE
020 -ZONING VARIANCE (OTHER) 1 X \$250.00
TOTAL: \$250.00
LAST NAME OF OWNER: REISTERSTOWN
Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-438-A
Westminister Pike, 67° (-/-) W of Mitchell's Drive
605 Westminister Pike
4th Election District - 3rd Councilmanic
Petitioner(s): Reisterstown Bible Church, Inc.
HEARING: TUESDAY, JUNE 23, 1992 at 9:00 a.m.

Variance to permit a free-standing sign of 72 sq. ft. (plus 22 sq. ft. of supporting column) in lieu of the maximum stated 30 sq. ft. for church, school or college property.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Donald Holman
David J. Webber

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

111 West Chesapeake Avenue
Towson, MD 21204

June 15, 1992

(410) 887-3353

Pastor Donald Holman
605 Westminister Pike
Reisterstown, MD 21136

RE: Item No. 471, Case No. 92-438-A
Petitioner: Donald Holman, et al
Petition for Variance

Dear Pastor Holman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
6th day of May, 1992

Arnold Jablon
DIRECTOR

Received By:

W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Donald Holman, et al

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 471

The Developers Engineering Division has reviewed the subject zoning item and we offer the following landscape comments:

This site is not in full compliance with its previously approved landscape plan. Compliance should be required prior to granting the variance. Also, the approved landscape plan should be modified in the area impacted by the variance to reflect the requirements of the revised landscape manual.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
MAY 22, 1992
(301) 887-4500
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: REISTERSTOWN BIBLE CHURCH, INC.
Location: #605 WESTMINSTER PIKE
Item No.: +471 (JLL) Zoning Agenda: MAY 18, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Det. Jerry R. Fisher Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 24 1992
ZONING OFFICE

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph P. And Gloria G. Connors	467	5-18-92	NO COMMENTS
Kilmarnock Associates	468		NO COMMENTS
Automaster, Inc.	469		NO COMMENTS
Douglas And Mary Holschneider	470		IN PROCESS
Reisterstown Bible Church	471		NO COMMENTS
Pikesville Partnership	472		IN PROCESS
Baltimore Gas And Electric Company	475		IN PROCESS
Charles R. Carroll	476		IN PROCESS
Alonzo G. And Virginia G. Decker	473		IN PROCESS
Huntington Development Corporation (Hunting Tweed Drive)	442	5-4-92	IN PROCESS

COUNT 13
COUNT 1
FINAL TOTALS
COUNT 21

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND
DATE: May 22, 1992
TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments
Z.A.C. MEETING DATE: May 18, 1992
ITEM NUMBER: 471
The proposed 20 ft. internal driveway needs to be 24 ft. wide.

Rahee J. Famili
Traffic Engineer II

RJF/dm

RECEIVED
JUN 2 1992
ZONING OFFICE

92-438-A 6/23
BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 481 Bowley Avenue, Towson, MD 21204
MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 5, 1992
SUBJECT: Reisterstown Bible Church

INFORMATION:
Item Number: 471
Petitioner: Donald Holman, Pastor
Property Size: 9.33 acres
Zoning: RC 6
Requested Action: Variance
Hearing Date:

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a variance to permit a free standing sign of 72 square feet in lieu of the maximum 30 square feet.
The Office of Planning and Zoning Recommends DENIAL of the petitioner's request.
The Reisterstown Bible Church is located in an area considered to be rural. The sign the petitioner is proposing is reflective of a large commercial sign found in more urban areas. A sign of this magnitude would not be in keeping with the rural nature of this area. The proposed sign is a large, internally illuminated, pole mounted, double sign measuring 8 feet by 3 feet and 6 feet by 2 feet. The sign will be located in such a position that cars approaching from both directions have excellent visual exposure. The guidelines for sign regulations were intended to allow ample visual identity without being intrusive. This sign is much larger than is necessary. A sign with dimensions allowed by the Zoning Regulations would be sufficient for this church. The Office of Planning and Zoning does not have any qualms about a two-sided sign, our concern is with the size of the sign. We also like the idea of integrating landscaping with the area surrounding the sign.

Prepared by: Ernie McDaniel
Division Chief: Ernie McDaniel
PMT: rdn

RECEIVED
JUN 16 1992
ZONING OFFICE

971.ZAC/ZAC1

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenklaus	461	5-18-92	NO COMMENTS
August J. And Elsie W. Seifert	464		NO COMMENTS
Francis D. And Suzanne L. Bovie	465		NO COMMENTS
Robert W. And Joan M. Greene	466		NO COMMENTS
Joseph P. And Gloria G. Connors	467		NO COMMENTS
Kilmarnock Associates	468		NO COMMENTS
Automaster, Inc.	469		NO COMMENTS
Douglas And Mary Holschneider	470		NO COMMENTS
Reisterstown Bible Church	471		NO COMMENTS
Pikesville Partnership	472		NO COMMENTS
Baltimore Gas And Electric Company	475		NO COMMENTS
Charles R. Carroll	476		NO COMMENTS

NAME	ADDRESS
Pastor Don Holman	605 Westminister Pike, Reisterstown, MD 21136
David J. Webber	430 Highmeadow Rd. " 21136

Reisterstown Bible Church
"for the equipping of saints for the work of service, to the building up of the body of Christ." Ephesians 4:12
May 12, 1992
Mr. Arnold Jablon
Director ZADM
111 West Chesapeake Ave.
Towson, Maryland 21204
SUBJECT: Petition for Variance to the Zoning Commissioner of Baltimore County
Dear Mr. Jablon:
The purpose of this letter is to request waiving the requirement that we obtain an attorney to represent us in the hearing relative to our request for variance. The variance is for the installation of a two-sided sign measuring 72 square feet (36 square feet per side) instead of the 30 square feet cited in Section 413.1b (B.C.Z.R., 1955).
Our church was incorporated in 1979 and we completed our new sanctuary and fellowship hall on October 14, 1990. The additional requirement of obtaining an attorney would significantly add to the cost that we have already incurred in preparing for this variance.
Thank you for your consideration in this matter. We accept the responsibility of any possible prejudice that may be incurred by seeking a hearing without an attorney. JFW
Sincerely,
David J. Webber
Trustee
Enclosed: Check for \$40.00
Petition Filed: May 12, 1992
(over)

Reisterstown Bible Church
VOID
MAY 12 1992
FOR WAIVER OF ATTORNEY FEE
\$40.00

Check returned 6/9/92. The request for waiver of attorney representation is not a "WAIVER" in the development/zoning process as we use the term "WAIVER". It does not entail a fee.



CABINETS:
All aluminum construction guarantees that your new sign will never show signs of rust or corrosion. Reinforced corners assure you of cabinets that will never warp or twist.

Signs Plus uses standard length high output energy efficient fluorescent lamps for attractive, even illumination and low cost replacement.

The cabinets are painted with premier quality paints for a beautiful, long lasting finish.

MESSAGE CENTER:
For those who prefer a changeable copy message center, Signs Plus includes a minimum of 520 space saving letters. And you have choices: Choose either Helvetica Condensed or Craw Clarendon Condensed letter styles, whichever you prefer.

Choose between a commercial or non-commercial letter selection. Our commercial fonts include the extra dollar signs, cent signs, and miscellaneous numerals a business needs.

If you don't need them, choose a non-commercial assortment. We include more "E"s and "T"s - the more commonly used letters. You can never have too many of them.

All letters are silk screened on the front of clear plastic blanks to reduce scratching when placed against the sign surface.

FACES:
Signs Plus uses only polycarbonate plastic faces for all of our internally illuminated signage. Polycarbonate is used for professional football helmets, bulletproof "glass" - indeed, almost everywhere a virtually unbreakable surface is required.

Sign faces are painted on the inside to protect the design from scratching or weathering.

Unless otherwise requested, all Signs Plus signs are double sided.

COLORS:
Signs Plus will provide a color chart illustrating the more popular selections for sign use. Upon request we will match your color sample, within acceptable industry standards, however a precise color match cannot be guaranteed.

INSTALLATION:
Ease of installation is a hallmark of the Signs Plus design. Base plates welded to the bottom of each sign leg allow quick, simple installation and leveling; anchor bolts are included. If your sign must be moved, simply unbolt the sign from its foundation and relocate to a new location. You will never have to dig up a sign with legs buried in cement.

DELIVERY:
Please allow 3-5 weeks for delivery. All Signs Plus signs are custom manufactured to exacting specifications. Call us for precise delivery information.

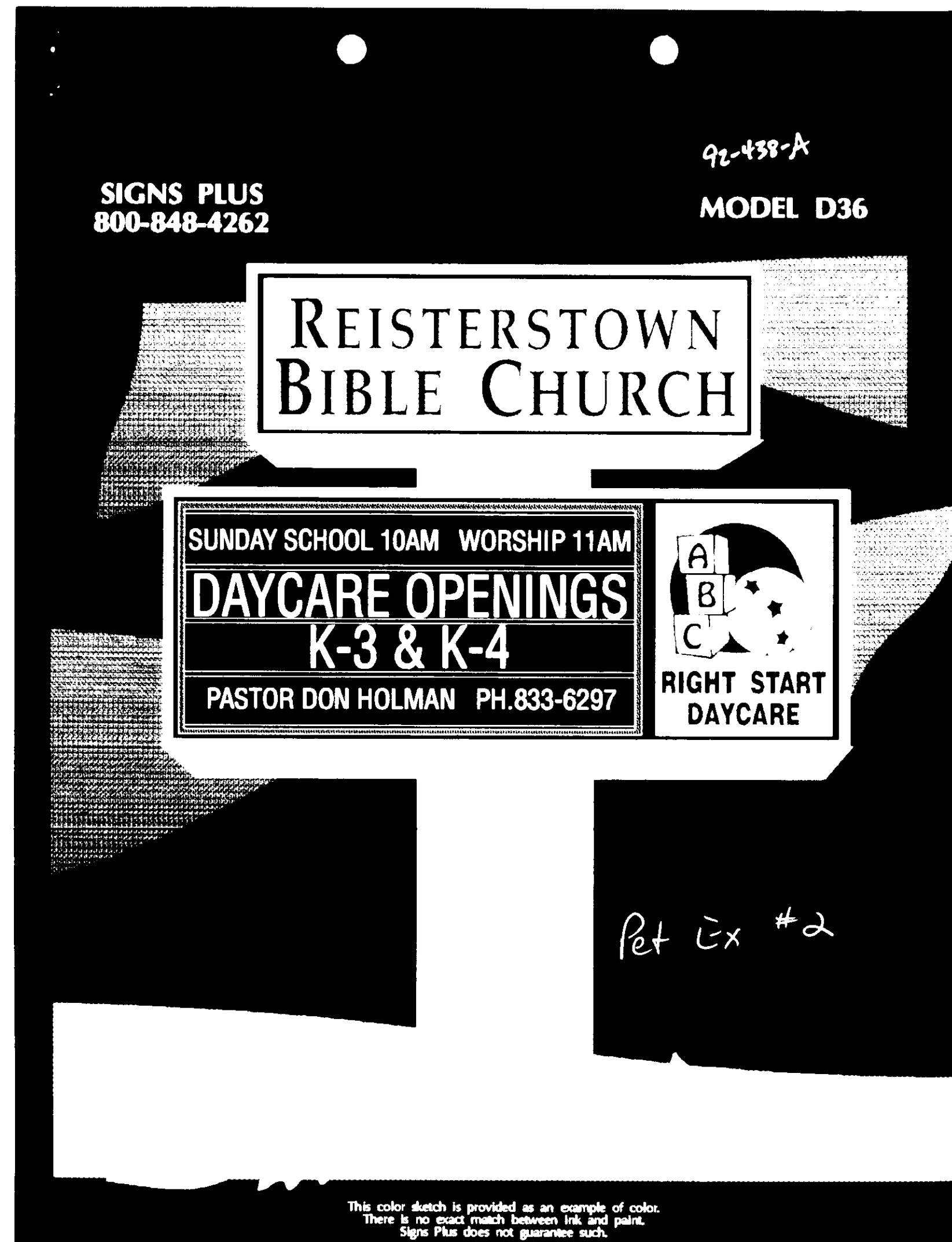
U.L. APPROVAL:
All Signs Plus internally illuminated signs are U.L. approved for outdoor use even in the most extreme weather conditions.

NOTE:
Sign colors in this brochure are for representation purposes only. Please refer to the Signs Plus color chart for actual sign colors.

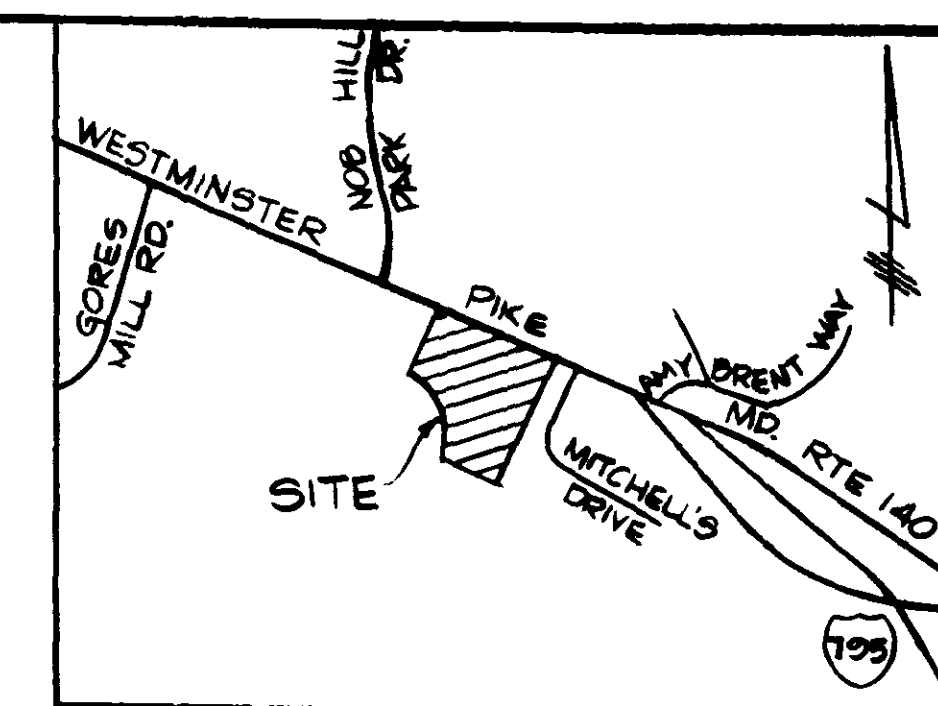
SIGNS PLUS



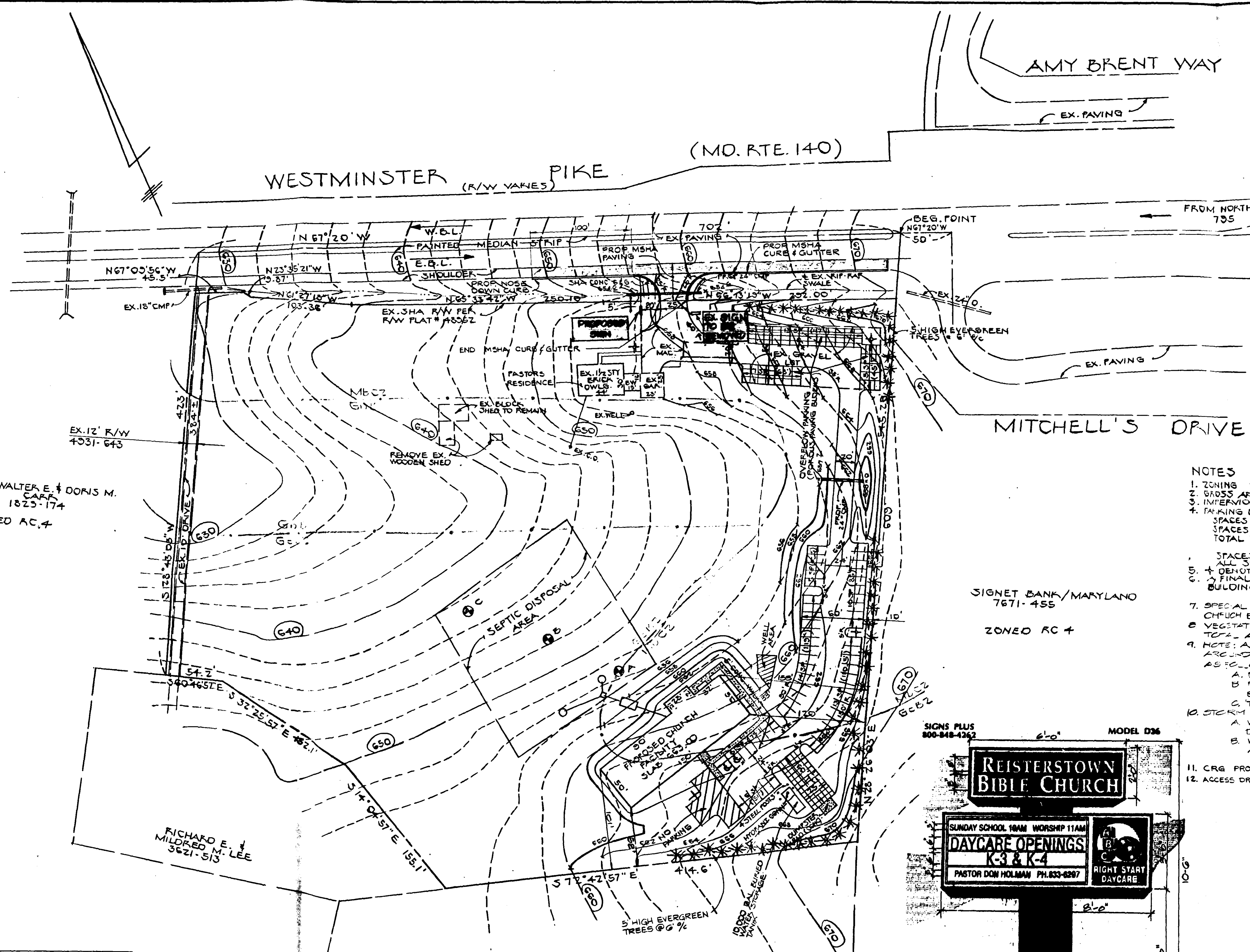
This color sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such. **REAL GREEN**



This color sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such.



VICINITY MAP
SCALE: 1" = 1000'



NOTES

1. ZONING RC-4
2. GROSS AREA: 5.33 AC.
3. INTERLUDE AREA: 33,730 SF = 0.8% OF SITE AREA
4. PARKING DATA
SPACES REQUIRED FOR CHURCH: 300 SEATS @ 1/2 SP PER SEAT = 150
SPACES REQUIRED FOR PASTOR'S RESIDENCE: 2
TOTAL REQUIRED: 152 SPACES
SPACES PROVIDED: 81 SPACES PLUS 2 GARAGE SPACES = 83 SPACES
ALL SPACES ARE 8' 1/2" X 18' MIN.
5. + DENOTES PROPOSED LIGHTING (10' HIGH MAX.)
6. A FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. SPECIAL EXCEPTION NO. 89-552-X, DATED JULY 31, 1989 GRANTED FOR CHURCH BY ZONING COMMISSIONER
8. VEGETATIVE AREAS TO BE REMOVED SHALL NOT EXCEED 10% OF TOTAL AREA OF SITE.
9. NOTE: ALL PARKING AREAS, ISLES, DRIVEWAYS AND TURN AROUNDS SHALL BE PERMANENTLY SHIMMED. PAVING SHALL BE AS FOLLOWS:
A. DRIVEWAYS - BITUMINOUS CONCRETE
B. PARKING AREAS - BITUMINOUS CONCRETE AND PARKING BLOCKS - SEE PLAN
C. TURN AROUNDS - BITUMINOUS CONCRETE
10. STORM WATER MANAGEMENT:
A. WAIVER OF QUANTITY CONTROL GRANTED BY LETTER DATED DECEMBER 12, 1988.
B. WATER QUALITY CONTROL APPROVED BY LETTER DATED APRIL 19, 1989.
11. CRG PROCESS WAIVER NO. 84-85, DATED APRIL 17, 1986.
12. ACCESS DRIVE DRAINS BY SHEET FLOW, NO CURBING ON DRIVE.



ELEVATION
PROPOSED SIGN
SCALE: 1/2" = 1'0"

SIGN NOTES

1. SIGN TO BE ILLUMINATED, FREESTANDING, DOUBLE FACED
2. 50 SQ. FT. EACH SIDE: 100 SQ. FT. TOTAL SQ. FT. BOTH SIDES: 200 SQ. FT.
3. SIGN TO BE PLACED AS SHOWN ABOVE IN PLAN
4. EXISTING 2' HIGH X 8' LONG WOOD SINGLE FACE SIGN TO BE REMOVED AS SHOWN ABOVE IN PLAN.

RICHARD E. & MILDRED M. LEE
4331-645
ZONED RC-4

ACCESS ROAD PAVING DETAIL
NOT TO SCALE

HICKS ENGINEERING CO., INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
434-0001



92-438-A
471

Petitioner's Ex #1

PLAT TO ACCOMPANY
APPLICATION FOR ZONING VARIANCE
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

MAY 1, 1992
REVISED DEC. 5, 1988, REV. SEPT. 22, 1989, REV. OCT. 2, 1989
OWNER:
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
REISTERSTOWN, MD. 21136
833-6297

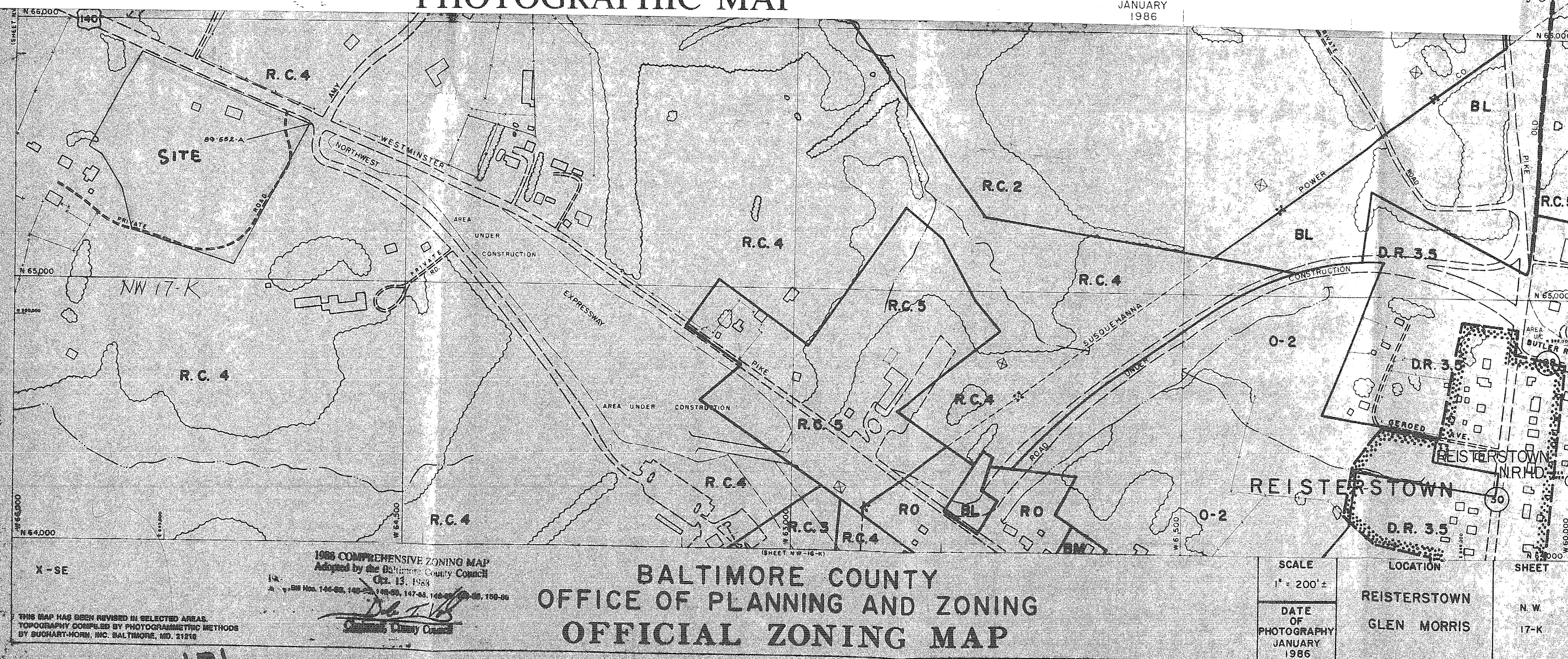
92-438-A

471

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION REISTERSTOWN GLEN MORRIS	SHEET N.W. 17-K
DATE OF PHOTOGRAPHY JANUARY 1986		



92-438-A

IN RE: PETITION FOR ZONING VARIANCE
S/S Westminster Pike, 67' W
of Mitchell's Drive
(605 Westminster Pike)
4th Election District
3rd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-438-A

Reisterstown Bible Church, Inc.
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the legal owner of the subject property, Reisterstown Bible Church, Inc., by and through Donald Holman, Pastor, in which the Petitioner requests relief from Section 413.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding, double-faced, internally illuminated 94 sq.ft. sign (including 22 sq.ft. of support columns) in lieu of the maximum permitted 32 sq.ft., as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Donald Holman, Pastor, and David J. Webber, Trustee. There were no Protestants.

Testimony indicated that the subject property, known as 605 Westminster Pike, consists of 9.33 acres, more or less, zoned R.C. 4 and is the site of the Reisterstown Bible Church. Said property was the subject of previous Case No. 89-552-X in which a special exception for the subject church was granted on July 31, 1989 by then Zoning Commissioner J. Robert Haines. Construction of the church was completed in October, 1991. The Petitioner is now desirous of erecting a sign identifying the location of the church, the hours of worship, and the day care services offered by the church as depicted on Petitioner's Exhibit 1. Testimony indicated that the speed limit along Westminster Pike is 50 mph. The Petitioner

performed a traffic study to determine the appropriate size for the lettering of the proposed sign in order to be legible by motorists passing by at that rate of speed. The Petitioner also determined that a two-sided sign was necessary in that traffic proceeds along Westminster Pike in both directions. Based on these studies, the Petitioner decided that the sign depicted on Petitioner's Exhibit 1 is the size and design which best suits their needs.

Various comments were submitted by Baltimore County agencies. The Bureau of Traffic Engineering requested that the existing 20-foot wide driveway should be widened to 24 feet to satisfy traffic needs for the subject site. Testimony indicated that while the site plan shows a driveway width of 20 feet, the actual width of the paved driveway is 22.7 feet at its narrowest point. The Petitioner conducted a traffic study on this driveway which proved that while one vehicle is parked on the edge of the driveway, two other vehicles are able to adequately pass by one another. I therefore find that the existing driveway satisfies the traffic needs for the subject site and that the Petitioner will not need to widen the driveway any further.

Another comment submitted by the Developer's Engineering Division indicated that the subject site does not comply with the previously approved landscape plan. Pastor Holman and Mr. Webber assured me that the property is in full compliance with the landscape plan and that they had communicated with Avery Harden, Landscape Planner for Baltimore County, and satisfied any and all concerns he may have had with the site. At the time of the hearing, it was determined that the property in question has satisfied the requirements of the landscape plan.

- 2 -

The comments submitted by the Office of Planning recommend denial of the Petitioner's request. This denial is based on the fact that the Planning Office considers the area in which the subject property is located to be rural in nature and that a sign of the dimension proposed is not in keeping with other signs in the area. However, the Petitioner informed me that there are many signs along Westminster Pike that are larger than the one proposed on the subject property. In particular, reference was made to the Duron Paint sign located in close proximity to the proposed site for the subject sign. Testimony indicated that the Duron sign is also illuminated. Further, the Petitioner informed me that the proposed location for the sign is immediately adjacent to the Tom Mitchell's Golf and Driving Range. Testimony indicated that that particular property stays illuminated well into the evening hours and is highly commercial, particularly in the warmer months of the year. I find that the proposed sign would not have any adverse effects upon the surrounding community over and above that which currently exists at the Tom Mitchell's Golf and Driving Range. Therefore, I have no reservation in granting the Petitioner's request for the proposed sign and its illumination. It should also be noted that the nearby community, known as Knob Hill, had no objections to the size or illumination of the proposed sign.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of July, 1992 that the Petition for Zoning Variance requesting relief from Section 413.1.b of the Baltimore County

- 4 -

Zoning Regulations (B.C.Z.R.) to permit a freestanding, double-faced, internally illuminated 94 sq.ft. sign (including 22 sq.ft. support columns) in lieu of the maximum permitted 32 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Submitted into evidence as Petitioner's Exhibit 2 is a design plan of the proposed sign. The large white area of the sign, which consists of a message given evening. The top portion of the sign advertising the Reisterstown Bible Church shall be permitted to be illuminated 24-hours a day. The amount of lumens, or wattage, used to light this particular sign shall be at the discretion of the Petitioner. However, the Petitioner has been made aware and agrees to reduce the amount of illumination or light from the sign if requested to do so by a representative of the Zoning Administration and Development Management Office as a result of a complaint.
- 3) The Petitioner shall at all times maintain the subject sign in a neat and orderly fashion. Such maintenance shall include, but not be limited to painting, repairing any broken glass, or replacing missing letters, as needed, so that at no time shall the subject sign become an eyesore.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 1, 1992

Pastor Donald Holman
Reisterstown Bible Church, Inc.
605 Westminster Pike
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
S/S Westminster Pike, 67' W of Mitchell's Drive
(605 Westminster Pike)
4th Election District - 3rd Councilmanic District
Reisterstown Bible Church, Inc. - Petitioner
Case No. 92-438-A

Dear Pastor Holman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. David J. Webber
430 Highmeadow Road, Reisterstown, Md. 21136

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 605 Westminster Pike, Reisterstown, MD Route #140

which is presently zoned RC4 w/

Exception

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

413.1b - Signs. To permit a freestanding sign of 72 square feet (plus 22 square feet of supporting column) in lieu of the maximum stated 30 square feet for church, school or college property (B.C.Z.R., 1955).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Request a variance to install a double-sided, internally illuminated sign with a total sign area of 72 square feet. Memorandum Attached.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchased/Leased:

Type or Print Name

Signature

Address

City State Zipcode

Attest for Petitioner:

Type or Print Name

Signature

Address

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner: Reisterstown Bible Church, Inc.

Donald Holman, Pastor

Donald Holman

Type or Print Name

Signature

Address

City State Zipcode

605 Westminster Pike (410) 833-6297

Reisterstown, MD 21136

City State Zipcode

David J. Webber, Trustee, H: 833-5463

(301)

430 Highmeadow Rd., Reist. Ct. 688-8494

City State Zipcode

OFFICIAL USE ONLY

RECEIVED BY: DATE: 5/12/92

ORDER RECEIVED FOR FILING

Date: 7/1/92

By: [Signature]

3

MEMORANDUM 8 May 1992

SUBJECT: Petition for Variance to the Zoning Commissioner of Baltimore County, Permit for New Reisterstown Bible Church Sign

Request: Variance from Section 413.1b - Signs (B.C.Z.R., 1955) to install a double-sided free-standing illuminated sign to replace the old 2'x8' sign now at the church. The proposed new sign has a total sign area of 72 square feet (32 square feet per side) plus a supporting column area of 22 square feet (11 square feet per side) as shown in the attached sketch plan. A single-sided sign is not feasible because viewers would have to read the sign from a 45 to 90 degree angle when passing the property. The two-sided sign would be much safer as each panel could be read within the normal "cone of vision" without the driver having to move his/her head to the side.

Background:

1. The Baltimore County sign ordinance limits the size of signs for churches, schools and colleges to a total of 30 square feet. If the sign is double-sided, the total of both sides may not exceed 30 square feet. Therefore, only a sign measuring 3'x5' or 2'x8' (or some other combination totalling 15 square feet per side) can be used, unless a special variance is granted.
2. The purpose of the new sign is to present a twin message to the community. First, the property (with 700 feet of frontage) is the site of Reisterstown Bible Church. Secondly, the Right Start Day Care Center is located there.
3. The speed of traffic along Westminster Pike (MD Route #140) is between 50-55 mph. This dictates that a minimum of 6-inch tall letters is required to be legible. It is the utmost importance to provide a sign that can be safely read while passing the church in both directions (i.e., east and west) along Westminster Pike. A single-sided sign is not feasible for this location because of the need to have the drivers read the sign at a 90 degree angle from the travel lane. A two-sided sign would be much safer as each panel could be read within the normal "cone of vision" without the driver having to move his/her head.
4. Several designs have been tested for readability and cleanliness in design. A sign consisting of 2 panels (a top panel measuring 2'x6' and a bottom panel measuring 3'x8') joined by a two-foot wide supporting column is proposed. The wide column is integral in providing strength and a clean appearance. The design is presented on the attached sheet along with a specifications sheet from the manufacturer. The bottom edge of the sign will begin at a 5-foot height and the total height is 10'-6". The sign base will be landscaped and tied into the entrance plantings.

471
DESCRIPTION TO ACCOMPANY APPLICATION
FOR ZONING VARIANCE
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4
MAY 1, 1992

Beginning for the same at a point in the center of Westminister Pike (Md. Rte 140), said point being distant North 67 degrees 20 minutes West 50 feet from the intersection formed by the centerline of said Westminister Pike with the centerline of Mitchell's Drive, thence along the centerline of said Westminister Pike North 67 degrees 20 minutes West 702 feet, thence South 28 degrees 43 minutes 03 seconds West 423 feet, thence South 60 degrees 46 minutes 57 seconds East 54.2 feet, thence South 32 degrees 25 minutes 57 seconds East 152.1 feet, thence South 14 degrees 04 minutes 57 seconds East 155.1 feet, thence South 72 degrees 42 minutes 57 seconds East 414.6 feet, thence North 28 degrees 26 minutes 03 seconds East 609 feet to the place of beginning.

Containing 9.33 Acres of land, more or less, and being located in the Fourth Election District of Baltimore County, Maryland.

5-1-92

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: May 28, 1992
Posted for: Reisterstown Bible Church, Inc.
Location of property: Westminister Pike, 67° W of Mitchell's Drive
Location of Sign: S.W. side of Westminister Pike, in front of proposed sign location
Remarks: For proposed sign location
Posted by: M. J. [Signature] Date of return: May 28, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD., May 28, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 28, 1992

THE JEFFERSONIAN,
S. Zake [Signature]
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 5/12/92 ACCOUNT: R-001-6150
AMOUNT: \$ 250.00
RECEIVED FROM: DAVE WEBBER
FOR: COMMERCIAL VARIANCE FEES
CHECK NO. 0440-80064NICHRC \$250.00
VALIDATION ON SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 5/13/92 Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/12/92

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$250.00
TOTAL:		\$250.00

LAST NAME OF OWNER: REISTERSTOWN

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: _____

Reisterstown Bible Church, Inc.
605 Westminister Pike
Reisterstown, Maryland 21136

RE:
CASE NUMBER: 92-438-A
Westminister Pike, 67° (1/2) W of Mitchell's Drive
605 Westminister Pike
4th Election District - 3rd Councilmanic
Petitioner(s): Reisterstown Bible Church, Inc.

Dear Petitioner(s):

Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-438-A
Westminister Pike, 67° (1/2) W of Mitchell's Drive
605 Westminister Pike
4th Election District - 3rd Councilmanic
Petitioner(s): Reisterstown Bible Church, Inc.
HEARING: TUESDAY, JUNE 23, 1992 at 9:00 a.m.

Variance to permit a free-standing sign of 72 sq. ft. (plus 22 sq. ft. of supporting column) in lieu of the maximum stated 30 sq. ft. for church, school or college property.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Donald Holman
David J. Webber

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 15, 1992

(410) 887-3353

Pastor Donald Holman
605 Westminister Pike
Reisterstown, MD 21136

RE: Item No. 471, Case No. 92-438-A
Petitioner: Donald Holman, et al
Petition for Variance

Dear Pastor Holman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 6th day of May, 1992

Carl Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Rebeck Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Donald Holman, et al
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 26, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 25, 1992
Item 471

The Developers Engineering Division has reviewed the subject zoning item and we offer the following landscape comments:

This site is not in full compliance with its previously approved landscape plan. Compliance should be required prior to granting the variance. Also, the approved landscape plan should be modified in the area impacted by the variance to reflect the requirements of the revised landscape manual.

Robert W. Bowling / DAK
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
ZONING OFFICE

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
MAY 22, 1992
(301) 887-4500
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: REISTERSTOWN BIBLE CHURCH, INC.
Location: #605 WESTMINSTER PIKE
Item No.: +471 (JLL) Zoning Agenda: MAY 18, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Det. Jerry R. Fisher Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 24 1992
ZONING OFFICE

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph P. And Gloria G. Connors	467		5-18-92 NO COMMENTS
Kilmarnock Associates	468		NO COMMENTS
Automaster, Inc.	469		NO COMMENTS
Douglas And Mary Holschneider	470		IN PROCESS
Reisterstown Bible Church	471		NO COMMENTS
Pikesville Partnership	472		IN PROCESS
Baltimore Gas And Electric Company	475		IN PROCESS
Charles R. Carroll	476		IN PROCESS
Alonzo G. And Virginia G. Decker	473		IN PROCESS
Huntington Development Corporation (Hunting Tweed Drive)	442		5-4-92 IN PROCESS

COUNT 13
COUNT 1
FINAL TOTALS
COUNT 21

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND
DATE: May 22, 1992
TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments
Z.A.C. MEETING DATE: May 18, 1992
ITEM NUMBER: 471
The proposed 20 ft. internal driveway needs to be 24 ft. wide.

Rahee J. Famili
Traffic Engineer II

RJF/dm

RECEIVED
JUN 2 1992
ZONING OFFICE

92-438-A 6/23
BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 481 Bowley Avenue, Towson, MD 21204
MEMORANDUM
TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: June 5, 1992
SUBJECT: Reisterstown Bible Church

INFORMATION:
Item Number: 471
Petitioner: Donald Holman, Pastor
Property Size: 9.33 acres
Zoning: RC 6
Requested Action: Variance
Hearing Date: 6/1/92

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a variance to permit a free standing sign of 72 square feet in lieu of the maximum 30 square feet.
The Office of Planning and Zoning Recommends DENIAL of the petitioner's request.
The Reisterstown Bible Church is located in an area considered to be rural. The sign the petitioner is proposing is reflective of a large commercial sign found in more urban areas. A sign of this magnitude would not be in keeping with the rural nature of this area. The proposed sign is a large, internally illuminated, pole mounted, double sign measuring 8 feet by 3 feet and 6 feet by 2 feet. The sign will be located in such a position that cars approaching from both directions have excellent visual exposure. The guidelines for sign regulations were intended to allow ample visual identity without being intrusive. This sign is much larger than is necessary. A sign with dimensions allowed by the Zoning Regulations would be sufficient for this church. The Office of Planning and Zoning does not have any qualms about a two-sided sign, our concern is with the size of the sign. We also like the idea of integrating landscaping with the area surrounding the sign.

Prepared by: Erin McDaniel
Division Chief: Erin McDaniel
PMT: rdn

RECEIVED
JUN 16 1992
ZONING OFFICE

971.ZAC/ZAC1

Project Name	Waiver Number	Zoning Issue	Meeting Date
Phillip And Carol Faulkenklaus	461		5-18-92 NO COMMENTS
August J. And Elsie W. Seifert	464		NO COMMENTS
Francis D. And Suzanne L. Bovie	465		NO COMMENTS
Robert W. And Joan M. Greene	466		NO COMMENTS
Joseph P. And Gloria G. Connors	467		NO COMMENTS
Kilmarnock Associates	468		NO COMMENTS
Automaster, Inc.	469		NO COMMENTS
Douglas And Mary Holschneider	470		NO COMMENTS
Reisterstown Bible Church	471		NO COMMENTS
Pikesville Partnership	472		NO COMMENTS
Baltimore Gas And Electric Company	475		NO COMMENTS
Charles R. Carroll	476		NO COMMENTS

NAME	ADDRESS
Pastor Don Holman	605 Westminister Pike, Reisterstown, MD 21136
David J. Webber	430 Highmeadow Rd. " 21136

Reisterstown Bible Church
"for the equipping of saints for the work of service, to the building up of the body of Christ." Ephesians 4:12
May 12, 1992
Mr. Arnold Jablon
Director ZADM
111 West Chesapeake Ave.
Towson, Maryland 21204
SUBJECT: Petition for Variance to the Zoning Commissioner of Baltimore County
Dear Mr. Jablon:
The purpose of this letter is to request waiving the requirement that we obtain an attorney to represent us in the hearing relative to our request for variance. The variance is for the installation of a two-sided sign measuring 72 square feet (36 square feet per side) instead of the 30 square feet cited in Section 413.1b (B.C.Z.R., 1955).
Our church was incorporated in 1979 and we completed our new sanctuary and fellowship hall on October 14, 1990. The additional requirement of obtaining an attorney would significantly add to the cost that we have already incurred in preparing for this variance.
Thank you for your consideration in this matter. We accept the responsibility of any possible prejudice that may be incurred by seeking a hearing without an attorney. JFW
Sincerely,
David J. Webber
Trustee
Enclosed: Check for \$40.00
Petition Filed: May 12, 1992
(over)

Reisterstown Bible Church
VOID
MAY 12 1992
FOR WAIVER OF ATTORNEY FEE
\$40.00

Check returned 6/9/92. The request for waiver of attorney representation is not a "WAIVER" in the development/zoning process as we use the term "WAIVER". It does not entail a fee.